

Part V

The Plan Maps

Using the Bay Plan Maps

The maps that follow are an integral part of the Bay Plan. They are based on—and show how to apply—the Bay Plan policies. The maps also identify the shoreline priority use areas and illustrate the Commission's tidal water jurisdiction. The Plan map notes and suggestions, which accompany each map, are advisory and are not Commission policies.

1. **Plan Map Policies.** The “Bay Plan Policies” listed opposite each corresponding Bay Plan map are enforceable policies and have the same authority as the policies in the text of the Bay Plan.
2. **Plan Map Notes and Suggestions.** Comments that are not part of the Bay Plan policies—e.g., suggestions for further study, clarification of policy, and alternative proposals—appear as “Plan Map Notes” and “Commission Suggestions” opposite the corresponding map. These comments are not enforceable policies of the Commission.
3. **Priority Use Areas.** All shoreline sites designated for priority uses (as identified in the Bay Plan policies) are indicated on the Plan maps. Development of these sites should be governed by the Bay Plan policies for each specific use. The specific boundaries of the priority use areas are set in Commission Resolution No. 16. The Commission's staff should be consulted concerning questions of precise priority use area boundaries. Development of shoreline areas not proposed for any specific use should be consistent with the Bay Plan policies for Other Uses of the Bay and Shoreline.
4. **Commission Jurisdiction.** The Plan maps are not intended to delineate the Commission's jurisdiction. The Commission's legal jurisdiction is described in the McAteer-Petris Act and the Commission's regulations, and has been affected by certain court decisions. The Commission's staff should be consulted concerning questions of precise jurisdiction. Areas of the Bay subject to tidal action (and thus subject to the jurisdiction of the Commission for control of filling and dredging) are illustrated on the maps in light blue as are certain tributaries in which filling and dredging are also controlled because of their ecological importance.

Special Area Plans

Special area plans, which apply Bay Plan policies in greater detail to specific shoreline areas, are identified on the Plan maps. The purpose of special area plans is to more precisely guide public agencies and private parties as to what fill, dredging, or change of use of a shoreline area would be consistent with the McAteer-Petris Act and the Bay Plan policies. The special area plans adopted by the Commission are:

1. **San Francisco Waterfront Special Area Plan** (adopted April 1975)—applies to the San Francisco shoreline from the east side of the Hyde Street Pier to the south side of India Basin.
2. **Benicia Waterfront Special Area Plan** (adopted April 1977)—applies to the Benicia shoreline from West Second Street to the Benicia-Martinez Bridge.
3. **South Richmond Shoreline Special Area Plan** (adopted May 1977)—applies to the Richmond shoreline from the west side of Shipyard Three to the southeastern City boundary.
4. **Richardson Bay Special Area Plan** (adopted December 1984)—applies to Richardson Bay from a line drawn between Cavallo Point in Marin County near the Golden Gate Bridge and Point Tiburon in Tiburon.
5. **Suisun Marsh Protection Plan** (adopted December 1976)—applies to the Suisun Marsh in Solano County.

Plan Map 3

Suisun Bay and Marsh

PLAN MAP NOTES

Suisun Marsh - Thousands of acres of managed wetlands are maintained primarily by private duck-hunting clubs as migratory waterfowl habitat which also provides habitat for other wildlife species such as shorebirds. Areas are diked, but dikes are opened for periodic flooding. Suisun Resource Conservation District assists duck clubs in the protection and enhancement of managed wetlands.

Suisun Marsh Protection Plan - The Protection Plan is a more specific application of the policies of the Bay Plan because of the unique characteristics of the Suisun Marsh. The policies of both the Bay Plan and the Protection Plan apply within the Marsh in the absence of a certified Suisun Marsh Local Protection Program component. In event of policy conflict between the Bay Plan and Protection Plan, the policies of the Protection Plan control. Refer to maps and policies of the Protection Plan and the Suisun Marsh Preservation Act of 1977 for more specific information.

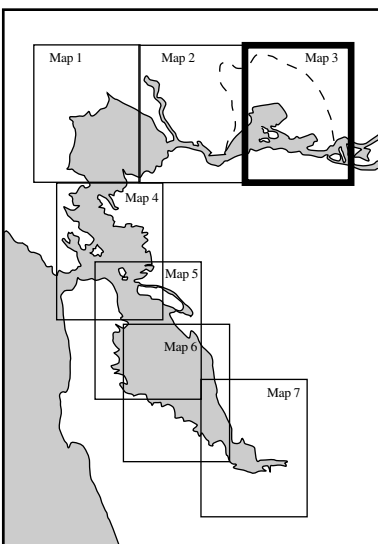
Suisun Marsh Local Protection Program - Pursuant to the Suisun Marsh Preservation Act of 1977, the Commission has certified the Local Protection Program components of Solano County, Solano County Local Agency Formation Commission, the cities of Fairfield and Suisun City, Suisun Resource Conservation District, and Solano County Mosquito Abatement District. Marsh development permits for development in the Suisun Marsh must be consistent with the Local Protection Program component of the local agency with jurisdiction over the project. See the Preservation Act and the components of the Local Protection Program for more information.

Collinsville Area - The Collinsville-Montezuma Slough area is adjacent to the deep water shipping channel, has rail service, and consists of flat land. It is one of the largest available sites anywhere in the Bay Area for water-related industry. The shoreline fronting on the main shipping channel is limited, however, and this relatively small frontage should be carefully planned and shared for maximum industrial development.

Recreational Potential - Extensive, valuable recreational potential in river and island areas (e.g. Sherman Island—"Sherman Lake" area popular for boating, fishing). Recreational use should be encouraged.

Concord Naval Weapons Station - Plan maps indicate recommended use for bayfront military installations if one or more of these bases is ever declared surplus by the military. The Bay Plan does not advocate the closing of any military installation.

Proposed San Francisco Bay National Estuarine Research Reserve (Rush Ranch Open Space Preserve) - One of two sites in the Bay, the other being China Camp State Park, with one additional site in the Delta, named Browns Island Regional Shoreline. These sites are designated for inclusion in a federal-state cooperative scientific research and education program that is part of a national system of estuarine research reserves. The Commission supports the program as a member of the Management Advisory Board.



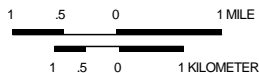
Plan Map 3

Bay Plan Policies and Commission Suggestions

BAY PLAN POLICIES

- 1 **Montezuma and Suisun Sloughs** - May be dredged for small boat uses.
- 2 **Regional Restoration Goal for Suisun Bay** - Restore tidal marsh on the northern and southern sides of Suisun Bay, Grizzly Bay and Honker Bay; enhance managed marshes to increase their ability to support waterfowl. See the Baylands Ecosystem Habitat Goals report for more information.
- 3 **Collinsville** - Industries should share limited deep water frontage. Wetland restoration or enhancement of diked wetland areas may occur provided that the restoration or enhancement project: (1) is carried out in a manner that will not preclude use of the deep water frontage and upland portion of the site for water-related industry and port use; (2) will not result in any adverse environmental impacts on the Suisun Marsh; (3) provides for the protection of adjacent property from flooding that could be caused by the project; and (4) includes a long-range management program that assures the proper stewardship of the wetland. Wetland restoration and enhancement projects may be carried out using dredged material from the Bay region. Wetland restoration and enhancement projects should be designed so as not to restrict development and operation of marine terminals on the deep water shoreline nor impede the movement of waterborne cargo, materials and products from the shoreline terminal to the upland portion of the site. A portion of the site may be used as a regional dredged material rehandling facility for Bay Area projects.
- 4 **Concord Naval Weapons Station** - If and when not needed by Navy, give first consideration to port or water-related industrial use. Port and industrial use should be restricted so that they do not adversely affect marshes. See Seaport Plan.

COMMISSION SUGGESTIONS



Plan Map 3

Suisun Bay and Marsh

